



 3
Bedrooms

 1
Bathroom



Empire Estates are delighted to bring this three bedroom semi-detached family home to the rental market. Located in a highly prestigious area, this home includes a large variety of amenities nearby.

This beautiful three bedroom property is situated off Sutton Road with links to Sutton Coldfield, Birmingham and West Bromwich and is in walking distance from high Ofsted-rated schools and the Sutton Coldfield Co-Op. This freshly painted luxurious family home is equipped with a cooker, fridge and washing machine as well as double glazing on all windows and central heating.

Key Features:

- Well-maintained front garden and a large private back garden
- Good sized conservatory
- Family sized bathroom with a newly installed shower
- Off road parking for four vehicles
- 2 decent double bedrooms
- One single bedroom
- Spacious reception room



We use some essential cookies to make this service work.

We'd also like to use analytics cookies so we can understand how you use the service and make improvements.

[Accept analytics cookies](#)
[Reject analytics cookies](#)
[View cookies](#)

BETA This is a new service – your [feedback](#) will help us to improve it.

[Back](#)

Energy performance certificate (EPC)

Certificate contents

- Rules on letting this property
- Energy performance rating for this property
- Breakdown of property's energy performance
- Environmental impact of this property
- How to improve this property's energy performance
- Estimated energy use and potential savings
- Contacting the assessor and accreditation scheme
- Other certificates for this property

Share this certificate

- [Email](#)
- [Copy link](#)
- [Print](#)

15, Hay Hill WALSALL WS5 3DN		Energy rating D
Valid until 9 April 2027	Certificate number 0357-2810-7646-9193-9571	

Property type	Semi-detached house
Total floor area	74 square metres

Rules on letting this property

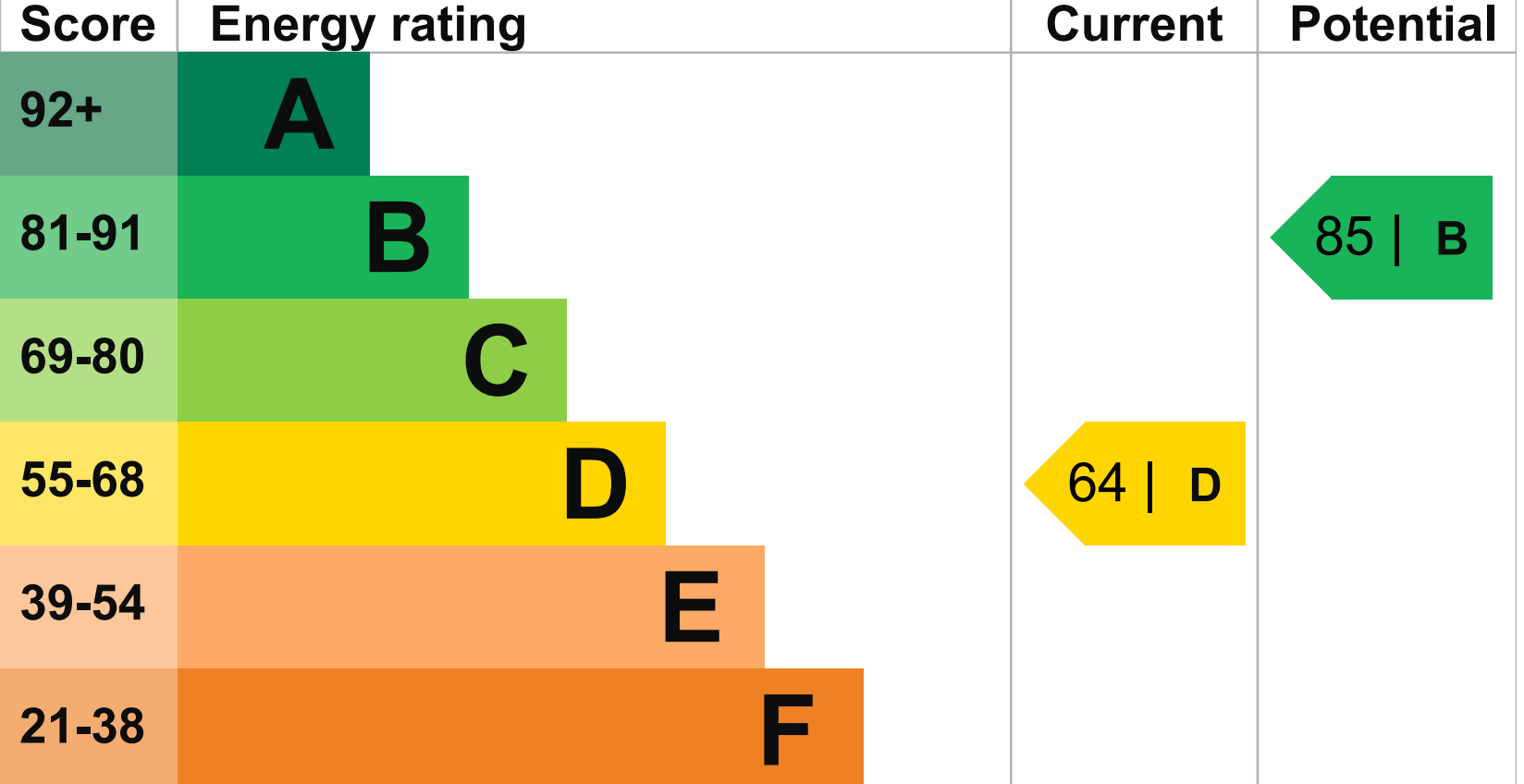
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Good
Roof	Pitched, 270 mm loft insulation	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	No low energy lighting	Very poor
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 252 kilowatt hours per square metre (kWh/m²).

[What is primary energy use?](#)

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO₂). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO₂ emissions.

An average household produces	6 tonnes of CO ₂
This property produces	3.2 tonnes of CO ₂
This property's potential production	1.3 tonnes of CO ₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 1.9 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from D (64) to B (85).

[What is an energy rating?](#)



Recommendation 1: Floor insulation (solid floor)

Floor insulation (solid floor)

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£50
Potential rating after carrying out recommendation 1	66 D

Recommendation 2: Low energy lighting

Low energy lighting

Typical installation cost	£45
Typical yearly saving	£41
Potential rating after carrying out recommendations 1 and 2	68 D

Recommendation 3: Heating controls (thermostatic radiator valves)

Heating controls (TRVs)

Typical installation cost	£350 - £450
Typical yearly saving	£25
Potential rating after carrying out recommendations 1 to 3	69 C

Recommendation 4: Replace boiler with new condensing boiler

Condensing boiler

Typical installation cost	£2,200 - £3,000
Typical yearly saving	£70
Potential rating after carrying out recommendations 1 to 4	72 C

Recommendation 5: Solar water heating

Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£42
Potential rating after carrying out recommendations 1 to 5	73 C

Recommendation 6: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost	£5,000 - £8,000
Typical yearly saving	£271
Potential rating after carrying out recommendations 1 to 6	85 B

Paying for energy improvements

[Find energy grants and ways to save energy in your home.](#)

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£800
Potential saving	£228

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice](#).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Space heating	6660 kWh per year
Water heating	2608 kWh per year

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

You might be able to receive [Renewable Heat Incentive payments](#). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Neil Walters
Telephone	08707662510
Email	epc@lewellynsmith.co.uk

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO028307
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

Assessor's declaration	No related party
Date of assessment	10 April 2017
Date of certificate	10 April 2017
Type of assessment	RdSAP

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhcjg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.